

CITY OF BILOXI
AGENDA ITEM
FACT SHEET

Item No.: 4 A

Council Meeting Date: May 23, 2023

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: E. Michael Leonard, CAO EL
Jerry Creech, Director of Community Development

SUMMARY EXPLANATION:

Resolution granting Conditional Use approval, to authorize a Social Services Agency to be located within an existing commercial building, within a NB Neighborhood Business zone, and identified by municipal address 1157 Judge Sekul Avenue.

Ward 1, Case No. 23-030-PC, Beth Moore on behalf of Loaves and Fishes

Resolution Ordinance _____ Public Hearing _____ Routine Agenda _____

Exhibits for Review

Contract _____ Minutes Plans/Maps _____ Deed _____ Lease _____
Other (Specify): Application, Case Fact sheet

Submittal Authorization: Council President _____ Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: Lawrence Second By: Glavan

Vote:	Councilmember	Yes	No	Other	Councilmember	Yes	No	Other
	Lawrence	___	___	___	Tisdale	___	___	___
	Gines	___	___	___	Glavan	___	___	___
	Newman	___	___	___	Barrett	___	___	___
	Deming	___	___	___				

ACTION TAKEN: Tabled on April 25, 2023

RESOLUTION NO. _____

RESOLUTION GRANTING **CONDITIONAL USE** APPROVAL, TO AUTHORIZE A SOCIAL SERVICES AGENCY TO BE LOCATED WITHIN AN EXISTING COMMERCIAL BUILDING, WITHIN A **NB NEIGHBORHOOD BUSINESS ZONE**, AND IDENTIFIED BY MUNICIPAL ADDRESS 1157 JUDGE SEKUL AVENUE

WHEREAS, on Thursday, April 6, 2023, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 23-030-PC, Beth Moore on Behalf of Loaves and Fishes, a request for **Conditional Use** approval, for the property identified 1157 Judge Sekul Avenue; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Beth Moore on Behalf of Loaves and Fishes, had submitted this request, to authorize a Social Services Agency to be located within an existing Commercial building situated within an **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000); and

WHEREAS, on April 6, 2023, the Biloxi Planning Commission, after listening to many neighbors and much discussion among themselves, voted 7-4, to recommend approval of the proposed **Conditional Use**, to authorize a Social Services Agency within an existing Commercial building located within an **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000), having determined that said project, as presented, has been found to promote the public interest at this location; that said use has been designed, located, and proposed to be operated so that the public health, safety, and welfare will be

protected; that said housing units will not cause substantial injury to other property(ies) in the neighborhood in which located; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that this Social Services Agency proposed for the property site identified as 1157 Judge Sekul Avenue, is appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, hereby approves the requested **Conditional Use**, to authorize a Social Services Agency to be located within an existing Commercial building situated within a **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000), as related in Case No. 23-030-PC, Beth Moore on Behalf of Loaves and Fishes, having determined that said project, as presented, has been found to promote the public interest at this location, that said use has been designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, that said use will not cause substantial injury(ies) to other property(ies) in the neighborhood in which located, and that this Social Services Agency, conform to all regulations for the **NB Neighborhood Business** zoning district.

.....A

RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO A REQUEST FOR **CONDITIONAL USE** APPROVAL, TO AUTHORIZE A SOCIAL SERVICES AGENCY TO BE LOCATED WITHIN AN EXISTING COMMERCIAL BUILDING, WITHIN A **NB NEIGHBORHOOD BUSINESS ZONE**, AND IDENTIFIED BY MUNICIPAL ADDRESS 1157 JUDGE SEKUL AVENUE

WHEREAS, on Thursday, April 6, 2023, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 23-030-PC, Beth Moore on Behalf of Loaves and Fishes, a request for **Conditional Use** approval, for the property identified 1157 Judge Sekul Avenue; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Beth Moore on Behalf of Loaves and Fishes, had submitted this request, to authorize a Social Services Agency to be located within an existing Commercial building situated within an **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000); and

WHEREAS, on April 6, 2023, the Biloxi Planning Commission, after listening to many neighbors and much discussion among themselves, voted 7-4, to recommend approval of the proposed **Conditional Use**, to authorize a Social Services Agency within an existing Commercial building located within an **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000), having determined that said project, as presented, has been found to promote the public interest at this location; that said use has been designed, located,

and proposed to be operated so that the public health, safety, and welfare will be protected; that said housing units will not cause substantial injury to other property(ies) in the neighborhood in which located; and

WHEREAS, the City Council of the City of Biloxi, Mississippi, having given the Planning Commission's recommendation full consideration, has determined that this is a matter of general public concern, and being so, it is in the best interest of the community to hold a public hearing on this matter before the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 23-030-PC, Beth Moore on Behalf of Loaves and Fishes, on a date to be set and in accordance with all requirements, as prescribed by the City of Biloxi Land Development Ordinance governing the conduct of public hearings.

..... B

RESOLUTION NO. _____

RESOLUTION TO DENY A REQUEST FOR **CONDITIONAL USE** APPROVAL, TO AUTHORIZE A SOCIAL SERVICES AGENCY TO BE LOCATED WITHIN AN EXISTING COMMERCIAL BUILDING, WITHIN A **NB NEIGHBORHOOD BUSINESS** ZONE, AND IDENTIFIED BY MUNICIPAL ADDRESS 1157 JUDGE SEKUL AVENUE

WHEREAS, on Thursday, April 6, 2023, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 23-030-PC, Beth Moore on Behalf of Loaves and Fishes, a request for **Conditional Use** approval, for the property identified 1157 Judge Sekul Avenue; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Beth Moore on Behalf of Loaves and Fishes, had submitted this request, to authorize a Social Services Agency to be located within an existing Commercial building situated within an **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000); and

WHEREAS, on April 6, 2023, the Biloxi Planning Commission, after listening to many neighbors and much discussion among themselves, voted 7-4, to recommend approval of the proposed **Conditional Use**, to authorize a Social Services Agency within an existing Commercial building located within an **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000), having determined that said project, as presented, has been found to promote the public interest at this location; that said use has been designed, located,

and proposed to be operated so that the public health, safety, and welfare will be protected; that said housing units will not cause substantial injury to other property(ies) in the neighborhood in which located; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given the Planning Commission's recommendation full consideration, hereby rejects said recommendation and hereby denies the requested **Conditional Use** Approval, to authorize a Social Services Agency to be located within an existing Commercial building situated within an **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue, as related in Case No. 23-030-PC, for Beth Moore on Behalf of Loaves and Fishes based upon a determination that

..... C

Scheduled for
April 6, 2023
PC Meeting

Beth Moore on Behalf of Loaves and Fishes
Case No. 23-030-PC
Conditional Use



**Planning Commission
Case Fact Sheet**

Case No.:	23-030-PC
Name of Owner:	Beth Moore on Behalf of Loaves and Fishes
Address of Property:	1157 Judge Sekul Avenue
Tax Parcels/Ward:	1310H-03-062.000/ Ward 1

Request:	Conditional Use
Purpose of Request:	To consider an application requesting Conditional Use Approval, to authorize a Social Services Agency within an existing Commercial building located within an NB Neighborhood Business zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000).
Size of Property:	.57 of an acre (more or less)
Flood Zone:	X
Present Zoning:	NB Neighborhood Business
Present Use:	Commercial Building
Most Nearly Bounded By (streets):	To the North of CSX Railroad; to the South of and fronting upon Judge Sekul Avenue; to the West of Bayly Drive; and to the East of Keesler Air Force Base.
Adverse Influences:	Care must be exercised before granting any Conditional Use to ensure that the objectives of City regulations are fully followed.
Positive Influences:	The requested Conditional Use will allow the applicant to relocate an existing non-profit agency to this location.

Letters or Concerns stated: The Planning Division Office has not received any letters of written communication relative to this case as of March 30, 2023.

Comments/ Recommendations: Beth Moore on Behalf of Loaves and Fishes, has submitted an application for **Conditional Use** Approval, to authorize a Social Services Agency within an existing Commercial building located within an **NB Neighborhood Business** zone, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000).

The applicants stated they are proposing to relocate the existing Loaves and Fishes from their temporary location in order to continue serving meals for those in need.

As part of any Conditional Use application review, the Planning Commission must determine that the Conditional Use, as proposed, will provide for the public interest at this location, is compatible with the neighborhood, avoids adverse impacts on neighbors, maintains safe traffic flow, protects property values in the neighborhood and complies with all relevant city, state and federal laws and regulations.

Options:

1. Recommend approval of this request for **Conditional Use**, to authorize a Social Services Agency at this location, having determined that the proposed use at this location promotes and protects the public health, safety, and welfare of the City, that said use will have no significant negative impact upon the surrounding area, and that said Conditional Use meets or exceeds all Conditional Use Standards, as prescribed by the Land Development Ordinance.
2. Recommend denial of the **Conditional Use** for a Social Services Agency at this location as requested, having determined that said use does not promote the public interest at this location, and has not been found to meet all requirements for said use, as outlined in the Standards for Conditional Use approval contained within the Land Development Ordinance.

Case No. 23-030-PC
Loaves & Fishes/Beth Moore
1157 Judge Sekul Ave.
Conditional Use





Planning Commission Application

City of Biloxi Planning Division

Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39530

Office Location: 676 Dr. MLK Blvd.,

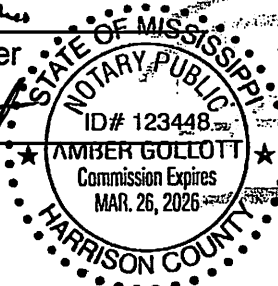
Building (228) 435-6270 Planning (228) 435-6266 Fax (228) 435-6188

Case No. 23-030-PC

To Be Completed by Owner/Applicant		Date: <u>03-01-2023</u>		
Name of Rightful Owner(s): <u>LOAVES & FISHES</u>		Name of Applicant: (if different than Owner) <u>BETH MOORE - LOAVES & FISHES</u>		
Property Address: <u>1157 JUDGE SEKULAYE, BILOXI, MS. 39530</u>				Ward Number <u>1</u>
Tax Parcel Identification Number(s): (example: 0000L-00-000.000) <u>1310H-03-062.000</u>				
Mailing Address of Property Owner: <u>LOAVES & FISHES P.O. Box 233</u>		Mailing Address of Applicant (if different than Owner): <u>LOAVES & FISHES / BETH MOORE</u>		
City: <u>BILOXI</u>		City: <u>7780 RUSHING OAKS DR., BILOXI</u>		
State: <u>MS</u>		State: <u>MS</u>		
Zip: <u>39533</u>		Zip: <u>39532</u>		
County <u>HARRISON</u>		County <u>HARRISON</u>		
Telephone: (228) <u>327-2500 (M/WA)</u>		Telephone: (228) <u>806-1466</u>		
Property Size (please give in acres or by dimension): <u>25,160 S.F. .57 ACRE</u>				
Present Zoning Classification: <u>NB NEIGHBORHOOD BUSINESS</u>				
Is the property located within an AHRC District? Yes ___ No <input checked="" type="checkbox"/>		Flood Zone(s) of Property: <u>X</u>		
If so, which District?				
		North	South	East
Property is most nearly bounded by what streets?		<u>JUDGE SEKUL</u>	<u>ROBERTSON STREET</u>	<u>BAYLY DRIVE</u>
If property directly fronts or is adjacent one of the streets above please indicate with a <input checked="" type="checkbox"/> .		<input checked="" type="checkbox"/>		
REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each): <input checked="" type="checkbox"/>				
	Text Amendment			
	Zoning Map Amendment – must include zone classification change in narrative			
	Planned Unit Development			
<input checked="" type="checkbox"/>	Conditional Use			
	Preliminary Subdivision Review			
	Hospitality			
	Gaming			
	Master Plan/Update			
	Tree Removal			
	Public ROW Vacation			
	Street Name Change			
	Variance			
	Appeal			
	Administrative Appeal			

GENERAL INFORMATION, READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the application process have been fully explained and understood, including the timetable for processing of the application; the applicant has further received the following appropriate handouts: Application Processing Timetable; Instructions for Application Completion, Procedures for a Conditional Use or Community Unit Plan; and Variance Procedures. The completed application must be returned to the Planning Office not later than the first or third Thursday of any month in order that a public hearing may be held on the first or third Thursday of the following month. Receipt of fee(s) does not constitute receipt of a completed application.

<p><i>Burt</i> VP, Licenses & Fisheries _____ Signature of Rightful Owner</p> <p><i>Amber GolloTT</i> _____ Notary Signature (Seal)</p> <p>_____</p> <p>Signature of Rightful Owner</p> <p>_____</p> <p>Notary Signature (Seal)</p>	<p>_____</p> <p>Signature of Rightful Owner</p> <p>_____</p> <p>Notary Signature (Seal)</p> <p>_____</p> <p>Signature of Applicant</p> <p>_____</p> <p>Notary Signature (Seal)</p>
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If someone other than the applicant needs to be notified concerning this case, please note name(s) and address(es) below:

<p>NOTES:</p> <hr/> <hr/> <hr/>
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NOTE: Please see attached instructions for details on documents required for a complete application.



PLANNING COMMISSION SUPPLEMENT

Conditional Use

City of Biloxi, Planning Division

Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39530

Office Location: 676 Dr. MLK Blvd.,

Building (228) 435-6270 Planning (228) 435-6266 Fax (228)

TO BE COMPLETED BY APPLICANT

DATE: 03-01-2023

Shaded Areas for Staff Only

Conditional Use – The purpose of the Conditional Use is to provide for certain uses that, because of their unique characteristics, can be allowed with special consideration in each case of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Because of their unique characteristics, however, each of these requires the exercise of planning judgment on a case-by-case basis.

PLEASE ATTACH A SEPARATE STATEMENT OF SUPPORT - The *narrative* must set forth proposed use and justification for the change, utilizing criteria set forth in Section 23-6-1(e) of the Biloxi Code of Ordinances and including all proposed and existing structures as well as the uses planned for the site in question. Be specific as to development proposals, sale of property, or other transactions/plans proposed or scheduled for preparation subject to this rezoning request being granted approval.

Detailed Site Plan Attached (If no site plan is attached, this application is considered incomplete and will not be accepted.)

Criteria:

1. Is the use necessary to promote the public interest at that location? ✓

Please explain: IT IS TO HELP THE PUBLIC IN NEED OF MEALS. Yes No
✓

2. Is the use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected? ✓

Please explain: THE PROPERTY AND USE WILL BE CONTROLLED BY STAFF & PROPERTY BOUNDARIES SECUREMENT. Yes No
✓

3. Will the use cause substantial injury to other property in the Neighborhood in which it is located?

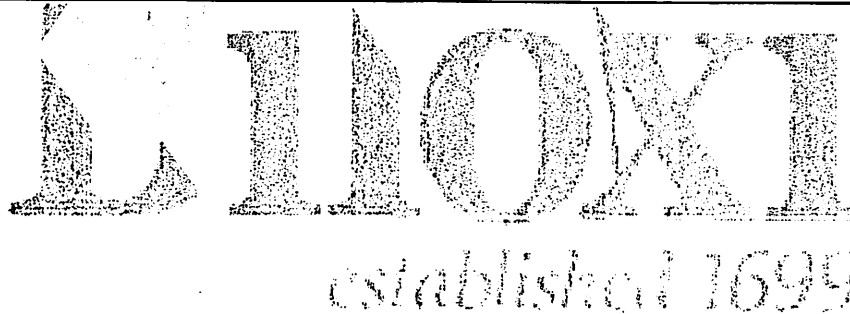
Please explain: AS NOTED IN #2 AND THE OPERATIONS OF THIS FACILITY ARE 3-4 DAYS A WEEK FOR 4-5 hrs A DAY. ✓

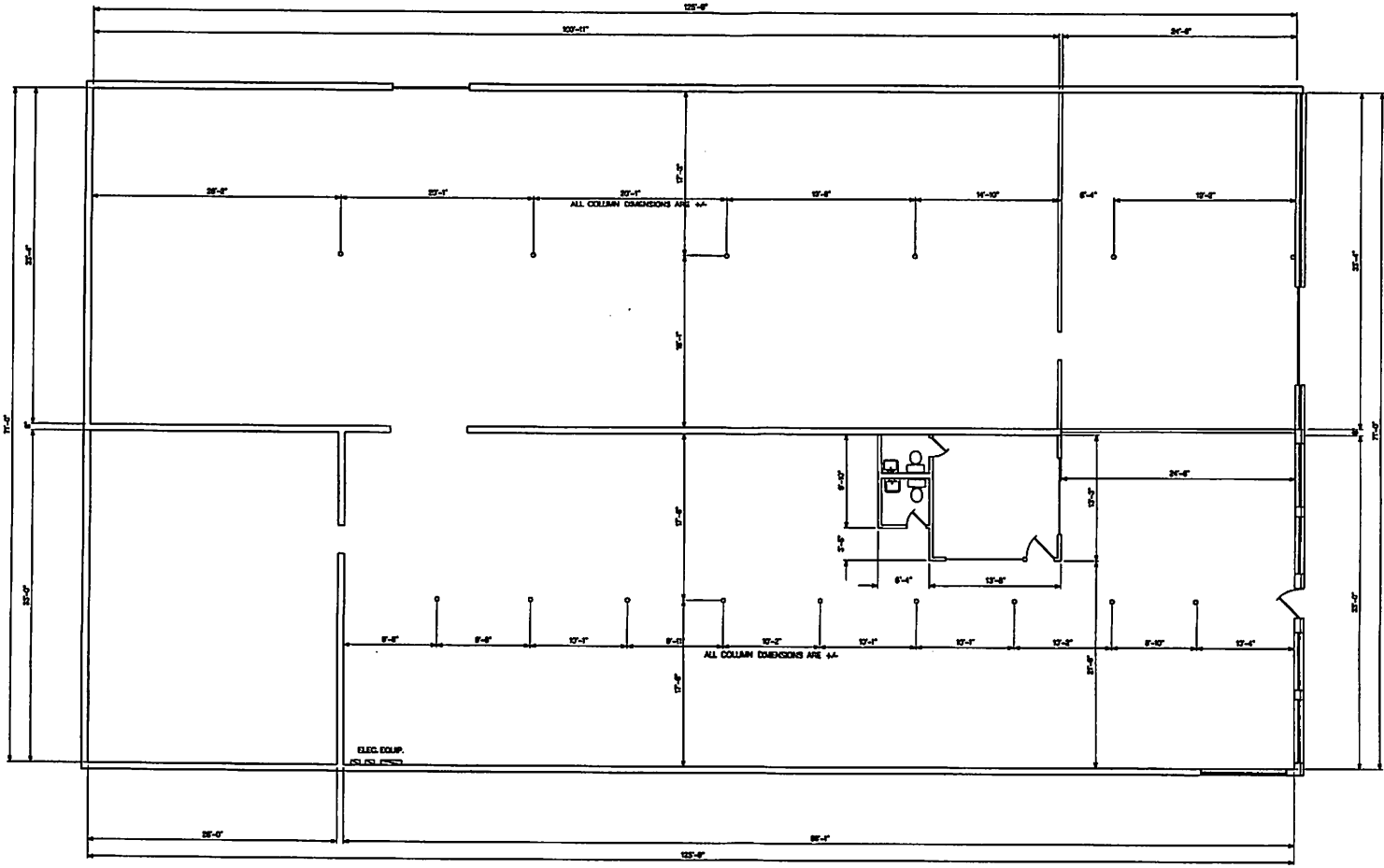
4. Does the use conform to all district regulations of the applicable zoning district in which it is to be located, unless other provisions are specifically set forth in the requirements governing specific Conditional Uses? Yes No

Please explain: IT IS APPROVED THRU THE ZONING ORDINANCE OF NEIGHBORHOOD BUSINESS (NB). ✓

5. Have satisfactory provisions and arrangements been made concerning the following, where applicable:
Please explain

Page 2 Conditional Use Supplement	Yes	No
1. Ingress and egress?	✓	
2. Off-street parking and loading areas, where required, with particular attention to the economic, noise, glare or odor effects of the Conditional Use on adjoining properties and properties generally in the zoning district?	✓	
3. Refuse and service areas?	✓	
4. Utilities, with reference to location, availability, and compatibility?	✓	
5. Screening and buffering, with reference to type, dimensions, and character?	✓	
6. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the zoning district?	✓	
7. Required yards and other open spaces?	✓	
8. General compatibility with adjacent properties and other property in the Zoning district?	✓	
Comments:		





EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE:	NO.:	REVISIONS:	FROM:



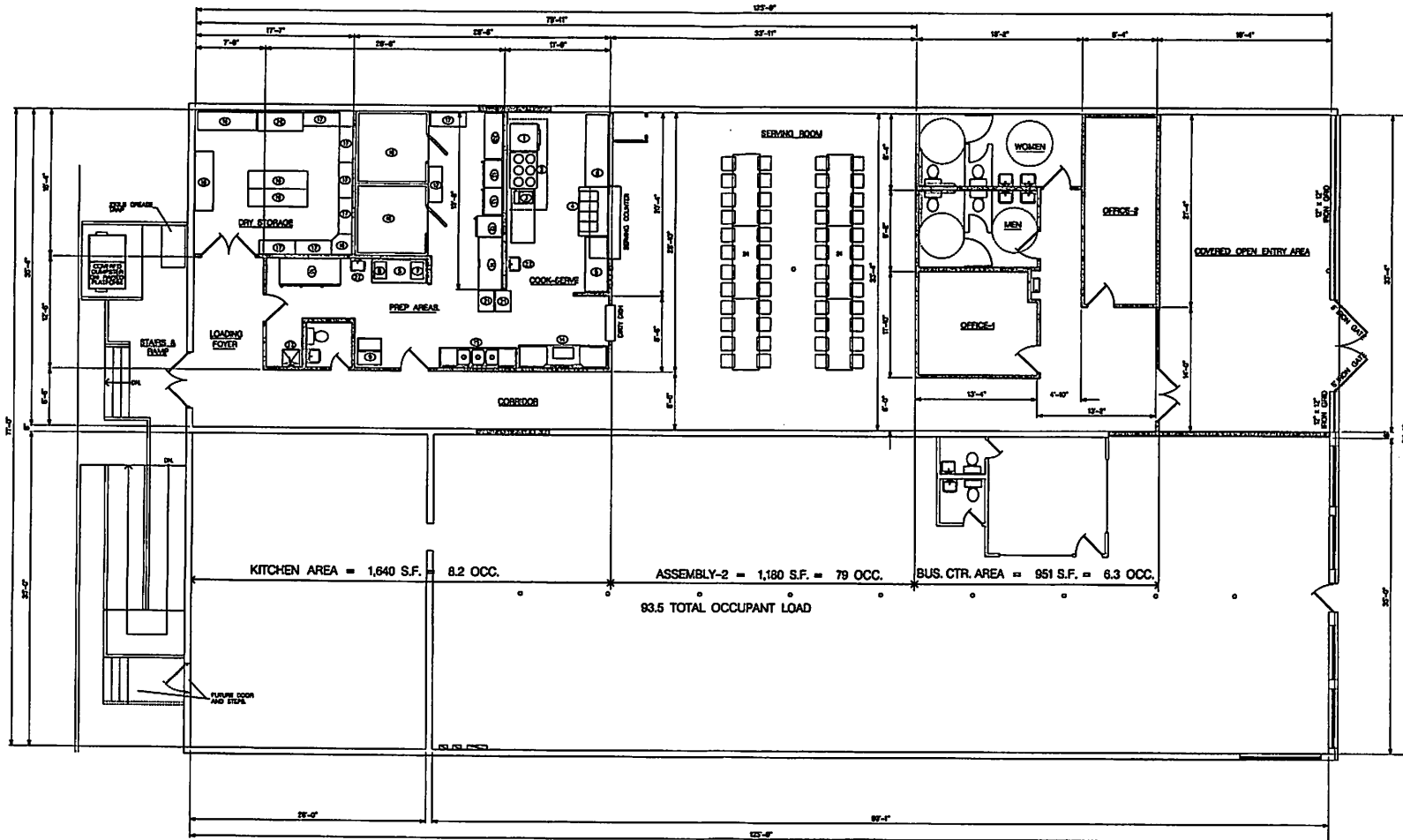
TOM HENRY
REGISTERED PROFESSIONAL ENGINEER
No. 12487, State of Mississippi
215 W. 22nd St., Biloxi, MS 39264
Phone: 392-2222 Fax: 392-2222
Email: tomhenry@att.net

NOTES:
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.

BUILDING MODIFICATIONS FOR
LOAVES & FISHES
1157 JUDGE SEKUL AVEN., BILOXI, MS.

SHEET TITLE
EXISTING FLOOR PLAN

DESIGNED BY:	DATE:	SCALE:
DRAWN BY:	09-23-2023	AS SHOWN
CHECKED BY:	T.J.H.	
DATE:	T.J.H.	
BY:		
SHEET		
3.00		



NEW WORK FLOOR PLAN

SCALE 3/8" = 1'-0"

KITCHEN EQUIPMENT LEGEND

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------------------|-------------------------------|
| ① CONVECTION OVEN (3'-0"W x 3'-0"D) | ⑧ MIXER | ⑮ 3 COMP. SINK (6'-6"W x 2'-2"D) | ⑳ HAND SINK (1'-4"W x 1'-4"D) |
| ② STOVE (4'-0"W x 3'-0"D) | ⑨ ICE MAKER (2'-6"W x 3'-0"D) | ⑯ WALK-IN FRE-FRI (18'-0"W x 8'-0"D) | ㉑ MOP SINK (2'-0"W x 2'-0"D) |
| ③ TABLE TOP FRYER | ⑩ 3 DOOR REFRIG. (8'-10"L x 2'-9"D) | ⑰ 4' WIRE RACK (4'-0"W x 1'-6"D) | |
| ④ HOT SERVE TABLE (5'-4"W x 2'-9"D) | ⑪ CHEST FREEZER (5'-9"W x 2'-6"D) | ⑱ CORNER RACK | |
| ⑤ 8' TABLE (8'-0"W x 2'-8"D) | ⑫ SINGLE REFRIG. (2'-2"W x 2'-9"D) | ⑲ 8'-5" WD. SHLV. (8'-5"W x 2'-0"D) | |
| ⑥ 8' TABLE (8'-0"W x 2'-9"D) | ⑬ SMALL FREEZ. (3'-0"W x 1'-11"D) | ㉒ 5' WIRE RACK (5'-0"W x 2'-0"D) | |
| ⑦ SLICER | ⑭ DISHWASHER (10'-0"W x 2'-6"D) | ㉓ PROOF RACK (1'-9"W x 2'-3"D) | |

NO.	DATE	BY	CHKD.	APP'D.



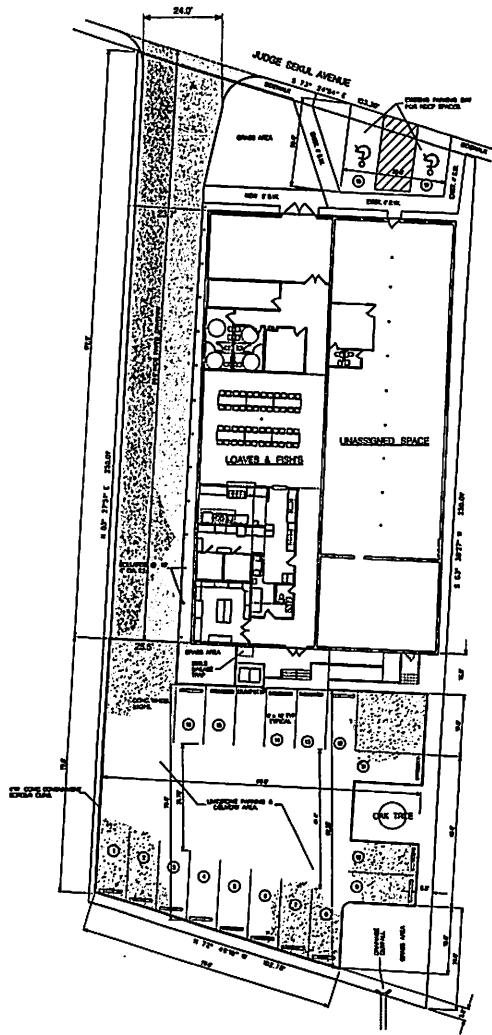
TOM HENRY
 Construction
 4724 W. 11th St., Suite 100
 Tulsa, OK 74116
 Phone: (918) 438-1111
 Fax: (918) 438-1112

NOTES:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.
 6. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT AREAS.
 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT AREAS.
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

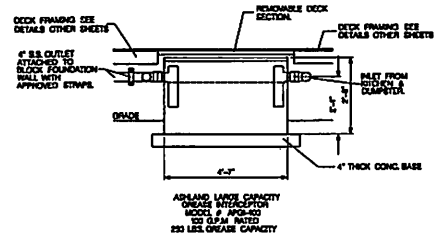
BUILDING MODIFICATIONS FOR
LOAVES & FISHES
 1157 JUDGE SEKAU AVENUE, BLOOMINGDALE, MS.

PROJECT
NEW WORK FLOOR PLAN

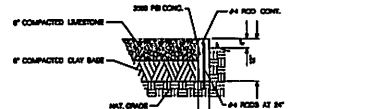
DESIGNED BY	TJA
DRAWN BY	TJA
DATE	03-23-2023
SCALE	AS SHOWN
PROJECT NO.	4.00



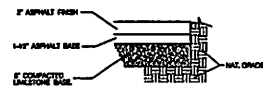
SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH



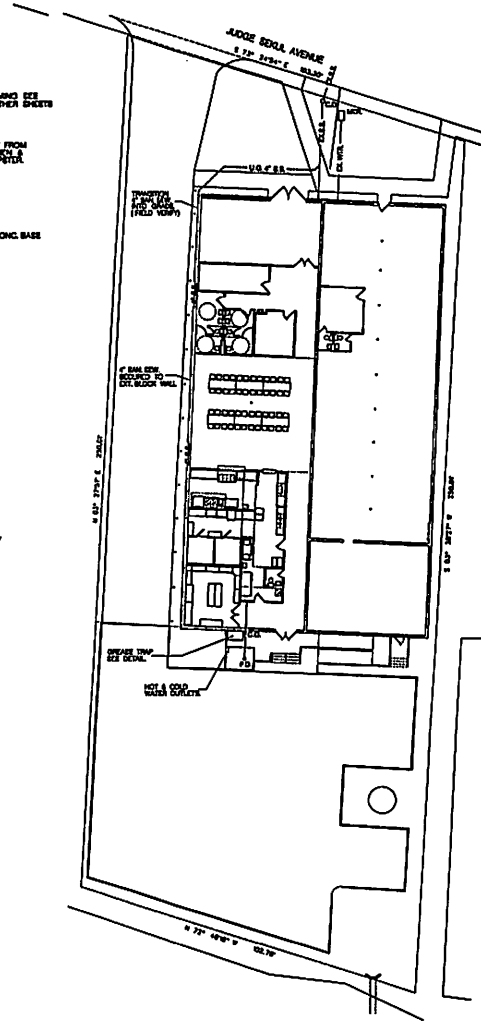
GREASE TRAP DETAIL



LIMESTONE PARKING DETAIL



PAVEMENT DETAIL



SITE UTILITIES PLAN
SCALE: 1/8" = 1'-0"
NORTH

REVISIONS	DATE	BY	APP'D



TOM HERY
ENGINEER
12345
12345
12345

NOTICE TO CONTRACTOR
ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SHALL RESTORE THE SITE TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL MAINTAIN THE SAME THROUGHOUT THE CONSTRUCTION PERIOD.

PROJECT

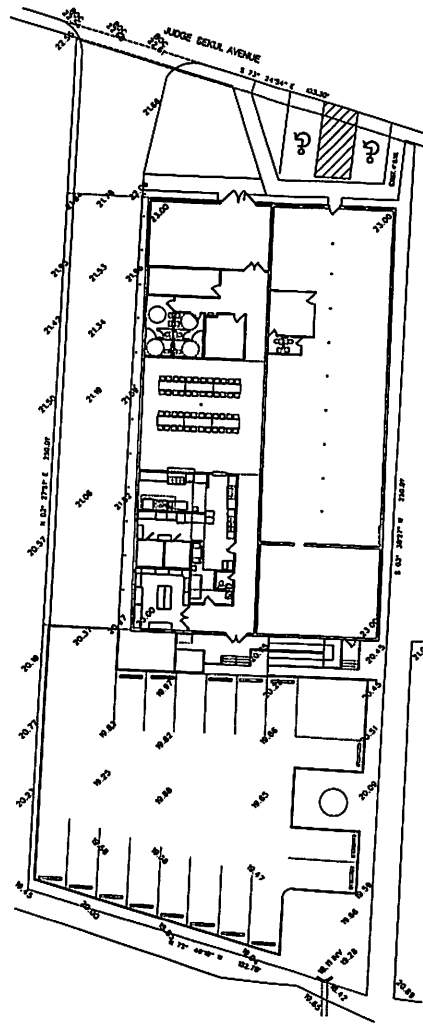
**BUILDING MODIFICATIONS FOR
LOAVES & FISHES**
1157 JUDGE SEKUL AVENUE, BILOXI, MS.

SHEET NO.
**SITE & SITE
UTILITIES PLAN**

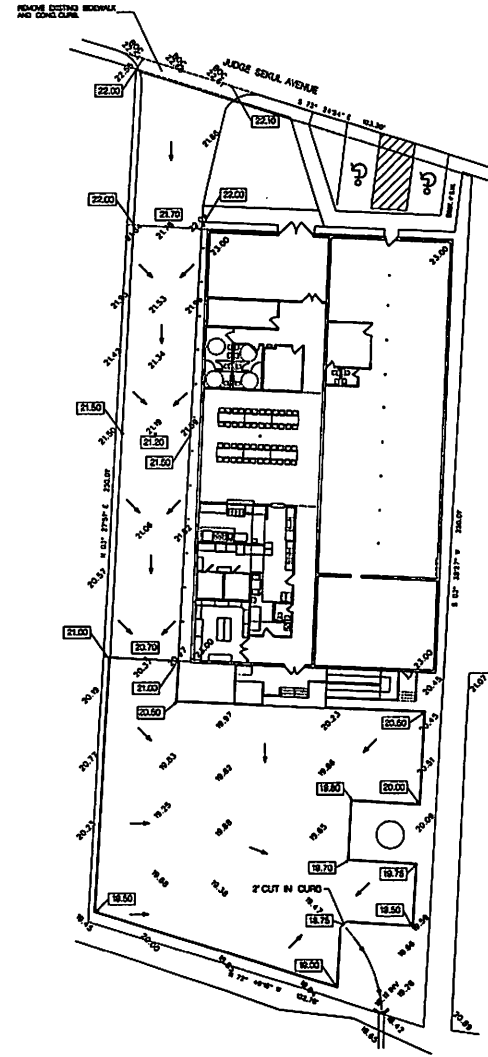
DESIGNED BY: T.J.H.
DRAWN BY: T.J.H.
CHECKED BY: T.J.H.
DATE: 02-23-2023

DATE: 02-23-2023
SCALE: 1/8" = 1'-0"

1.00



SITE TOPOGRAPHIC PLAN
SCALE 1/8" = 1'-0"



SITE DRAINAGE PLAN
SCALE 1/8" = 1'-0"



DATE:	
SCALE:	
PROJECT:	



TOM HENRY & ASSOCIATES, INC.
1224 Wilshire Parkside Dr., Suite 100
Birmingham, AL 35209
Phone: (205) 988-1100
Email: TomHenry@CI.com

DISCLAIMER:
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PROJECT NO. 03-23-0223

**BUILDING MODIFICATIONS FOR
LOAVES & FISHES**
1157 JUDGE SEKULA AVENUE, BILOXI, MS.

PROJECT NO. 03-23-0223
SITE TOPO & DRAINAGE PLAN

DRAWING NUMBER: 03-23-0223
DESIGNED BY: J. HENRY
CHECKED BY: J. HENRY
DATE: 03-23-0223

DATE: 03-23-0223

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DATE: 03-23-0223

Community Development Director
Jerry Creel



676 Dr. Martin Luther King Jr. Blvd.
P.O. Box 508
Biloxi, Mississippi 39533
Office: 228.435.6280
Fax: 228.435.6188
www.biloxi.ms.us

To: Biloxi Planning Commission
From: Jerry Creel, Development Review Committee Chair
Date: March 30, 2023
Re: Loaves & Fishes (owner)
Beth Moore, Loaves & Fishes (applicant)
1157 Judge Sekul/Ward 1

The Development Review Committee (DRC) has reviewed the above-referenced project and has authorized the applicant to apply to Planning Commission and Biloxi City Council for a Conditional Use.

The DRC **will** require further review and approval prior to permitting because of the nature of this project. Building Permits shall be issued when construction documents are approved by the Building Division.

Yours truly,

Jerry Creel

Jerry Creel, Chair

cc: file

1

BILOXI PLANNING COMMISSION MEETING
 APRIL 6, 2023
 COMMUNITY DEVELOPMENT,
 DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,
 676 DR. MARTIN LUTHER KING JR. BOULEVARD,
 BILOXI, MISSISSIPPI,
 BEGINNING AT 2:00 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

David Washer, Chairman
 Ronnie Bogard
 Kyle Carron
 Steve Delahousey
 Charlie Dellenger
 Dr. Larry Drawdy
 Joe King
 Debora Magee
 Jimmy Poulos
 John Snow
 David Stanovich

ALSO PRESENT:

Jerry Creel, Director of Community Development
 Felicia Serpas, Senior Planner
 Caryle Lena, Planner I
 Tim Cipolla, Code Inspector
 Jon Lambert, Code Inspector
 Zach Harris, City Arborist
 Peter Abide, Esquire

REPORTED BY

Melissa Burdine-Rodolfich
 Simpson Burdine & Migues

1 CHAIRMAN WASHER:
 2 Let us call the Planning Commission
 3 meeting to order, please.
 4 We'll record the members present.
 5 Ms. Magee, Mr. Stanovich, Mr. Bogard, Mr. Poulos,
 6 Dr. Larry Drawdy, Mr. Carron, Mr. King, Mr. Snow,
 7 Mr. Delahousey, myself, David Washer; Jerry Creel,
 8 Director of Community Development; also coming in
 9 is Charlie Dellenger; Felicia Serpas, Senior
 10 Planner; Caryle Lena, Planner. Over at the table
 11 in the front at the end is Jon Lambert, Planning
 12 Inspector; next to him is Tim Cipolla, Planner
 13 Inspector; Zach Harris, new Arborist for the city
 14 of Biloxi, and our court reporter today is Melissa
 15 Burdine-Rodolfich.
 16 We'd ask all members to bow our heads
 17 and ask Mr. Delahousey to open the meeting with a
 18 moment of prayer.
 19 MR. DELAHOUSEY:
 20 First I want say I feel a little bit
 21 uneasy about doing this, Father. I guess it's my
 22 Catholic upbringing. If I do bad, don't report me
 23 to the nuns. Let us pray.
 24 (Moment of prayer.)
 25 CHAIRMAN WASHER:

2

C-O-N-T-E-N-T-S

1		
2		
3	CONTINUED PUBLIC HEARING(S)	PAGE:
4	23-020-PC (Continued to 4/20/23)	--
5		
6	NEW PUBLIC HEARING(S):	
7	23-027-PC	7
8	23-028-PC	12
9	23-029-PC	19
10	23-030-PC	27
11	TREE HEARING(S):	
12	TR-23-002	72
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4

1 Dr. Drawdy, the pledge, please.
 2 (Pledge of allegiance.)
 3 CHAIRMAN WASHER:
 4 Let me recognize Peter Abide, city
 5 attorney, in the audience. We appreciate you
 6 being here.
 7 We'd ask that anyone that desires to
 8 speak today, please give us your name and address
 9 for the record, sign in at the pad provided at the
 10 podium.
 11 Ask if all members of the Commission
 12 received a copy of the minutes from last meeting
 13 and if there's any additions or corrections?
 14 MR. DELAHOUSEY:
 15 Move to approve.
 16 MR. SNOW:
 17 Second.
 18 CHAIRMAN WASHER:
 19 Motion by Mr. Delahousey recommending
 20 approval; seconded by Mr. Snow.
 21 All those in favor, say "aye."
 22 (All in favor.)
 23 CHAIRMAN WASHER:
 24 Any opposed?
 25 (None opposed.)

5
1 CHAIRMAN WASHER:
2 Mr. Creel, committee reports?
3 MR. CREEL:
4 Yes, sir. Mr. Chairman and members of
5 the Commission, over the past two and a half weeks
6 to three weeks the department has issued 197
7 building permits. We had a total construction
8 valuation of \$17.7 million. We have collected
9 62,000 in permit fees, issued licenses for 15 new
10 businesses. We also had 10 renewals. We also
11 issued 24 new certificates of occupancy, four of
12 which were for short-term rentals. Out of the
13 permits issued, there was one for a total remodel
14 of Beauvoir Manor Apartments at 264 Stennis Drive,
15 remodel of the Oceans Behavioral Hospital, 180
16 Debuys Road, a remodel of the Starbucks at the
17 corner of Popp's Ferry and Pass Road, a new
18 gymnasium for Fatima Catholic Church that's on
19 Pass Road, fire repair at 181 Rodenberg Avenue and
20 a 12 new single -- I'm sorry, a remodel -- an
21 interior remodel for Harrah's Gulf Coast at
22 200,000, a new carwash at 2758 Pass Road and 12
23 new single-family houses.
24 CHAIRMAN WASHER:
25 We're going to have a four-minute time

7
1 Any opposed?
2 (None opposed.)
3 CHAIRMAN WASHER:
4 New public hearing today, Case Number
5 23-027-PC, City of Biloxi. It's to consider a
6 text amendment within the Land Development
7 Ordinance, which case specifically addresses the
8 amendment of text related to cannabis within
9 Section 23-4-1(B) of the Use Table, Residential
10 Districts, Table 23-4-1(C) Use Table,
11 Non-Residential and Planned Development Districts,
12 Article 23-4-3(D)n and Article 23-4-3(D)o. This
13 was advertised on March 21st and March 30th.
14 Mr. Creel, you want to address those?
15 MR. CREEL:
16 Yes, sir.
17 This application actually is based on an
18 administrative request from the city
19 administration. It has to do with cannabis
20 agencies and establishments. What it is, is when
21 the cannabis proposals first came forward, we
22 looked at pharmacies and tried to match up the
23 cannabis establishments with wherever pharmacies
24 were allowed from a zoning standpoint. There were
25 some that were allowed as a use-by-right. There

6
1 limit today on any speakers, so if you have a lot
2 to say, try to be concise with the important
3 points of it.
4 We have a hearing that was continued
5 from last meeting. Case Number. 23-020-PC, Greg
6 Knapp and Deborah Bolin. At the request of the
7 applicant this was continued until this meeting
8 today.
9 Applicant is still out of town and
10 requested that we give him until April 20th. So
11 with y'all's blessing with a motion and a second,
12 we will continue that to April 20th. If it's not
13 presented at that time, we will remove it from the
14 agenda and let him start the application process
15 in the future.
16 MR. DELAHOUSEY:
17 I move.
18 DR. DRAWDY:
19 Second.
20 CHAIRMAN WASHER:
21 Motion by Mr. Delahousey; seconded by
22 Dr. Drawdy.
23 All those in favor, say "aye."
24 (All in favor.)
25 CHAIRMAN WASHER:

8
1 were some that were allowed as a conditional use.
2 We have been inundated with a number of
3 requests for cannabis establishments, and there
4 are some where they're allowed as a use-by-right
5 and certain members of Administration and Council
6 didn't feel that the location was appropriate.
7 So what you have before you today would
8 take those cannabis establishments and make them
9 conditional use in any of the zones. In other
10 words, we would be removing cannabis as a
11 use-by-right in those zones and be replacing it
12 with conditional use so that each application that
13 we receive would come before the Planning
14 Commission and the City Council and y'all can
15 render your decision on a case-by-case basis.
16 That's essentially what this is.
17 So if you have any questions, I will be
18 happy to try and answer them.
19 CHAIRMAN WASHER:
20 Any questions, members of the
21 Commission?
22 MR. DELLENGER:
23 So does this -- if it's zoned
24 commercial, it will not be use-by-right?
25 MR. CREEL:

1 MR. FLEMING:
 2 No. That's it, sir. Thank you.
 3 CHAIRMAN WASHER:
 4 All right. Thank you.
 5 We will ask if there is anyone in the
 6 audience that wants to speak in favor of the
 7 applicant's request? Anyone speaking in favor?
 8 No one speaking in favor.
 9 Anyone speaking in opposition? No one
 10 speaking in opposition.
 11 We'll consider that hearing closed.
 12 MR. CREEL:
 13 You will recall that the Planning
 14 Commission and City Council had previously
 15 approved a project on this property for the
 16 townhomes, which were going to be connected, you
 17 know, four, four, four through there. Since that
 18 time, they have re-evaluated the market and
 19 decided that this is the direction to go.
 20 This will basically be like a
 21 single-family subdivision with houses on both
 22 sides. They will look like single-family houses,
 23 and they are going to maintain them for rental.
 24 They have assured us that they have no intention
 25 of doing short-term rental here, and so with that

1 the staff would recommend approval.
 2 MR. DELLENGER:
 3 So moved.
 4 MR. SNOW:
 5 Second.
 6 CHAIRMAN WASHER:
 7 Motion by Mr. Dellenger recommending
 8 approval; seconded by Mr. Snow.
 9 Any discussion?
 10 MR. CARRON:
 11 David, one more question for Jerry. If
 12 at some point in time they decide to go to
 13 short-term rentals in these, will they be required
 14 to update some of the construction methods in
 15 them?
 16 MR. CREEL:
 17 Well, one of the things we do in
 18 short-term rental now is if there is any intention
 19 at all to use new construction for short-term
 20 rental, they have to wire it with MC cable and
 21 some other commercial-type -- the fact that
 22 they're not doing that, they're just going to be
 23 stick built would create a big problem because
 24 they would have to gut them to put the MC cable
 25 in. I don't think they want to do that.

1 MR. CARRON:
 2 All right. Thank you.
 3 CHAIRMAN WASHER:
 4 All right. We have a motion and second
 5 on the floor recommending approval. All those in
 6 favor, raise your hand.
 7 Ms. Magee, Mr. Stanovich, Mr. Bogard,
 8 Mr. Dellenger, Mr. Poulos, Dr. Drawdy, Mr. Carron,
 9 Mr. King, Mr. Snow, Mr. Delahousey; myself, David
 10 Washer. We'll let the record show that's
 11 unanimous.
 12 Our next case today, 23-030-PC, Beth
 13 Moore on Behalf of Loaves and Fishes. It's to
 14 consider an application requesting Conditional Use
 15 Approval to authorize a social services agency
 16 within an existing Commercial building located
 17 within an NB, neighborhood business, zone, and
 18 identified by municipal address 1157 Judge Sekul
 19 Avenue, being Municipal Tax Parcel Number
 20 1310H03-062.000. This case was advertised on
 21 March 23rd and March 30th.
 22 Mr. Cipolla.
 23 MR. CIPOLLA:
 24 This was originally advertised earlier
 25 and we had to go out and replace the signs.

1 This is the building itself. If you
 2 look back to the east, you have the apartment
 3 complex administration building. They have
 4 apartment complexes on all sides of the property.
 5 Directly across the street, you've got the barber
 6 shop also there. If you look all the way up
 7 towards Porter Avenue, you have the Shell Gas
 8 Station. But this is the main building. That's
 9 pretty much about it.
 10 CHAIRMAN WASHER:
 11 All right. Thank you.
 12 Is the applicant or their representative
 13 here, please?
 14 MR. HENRY:
 15 Tom Henry, William Harrison Drive,
 16 Biloxi.
 17 I just saw something there I'm a little
 18 confused about. We were coming for social
 19 services. I don't understand where the halfway
 20 house got put in that, that verbiage got put in
 21 this. There is no housing whatsoever in anything
 22 they're doing here, and I understand we're --
 23 MR. CREEL:
 24 We corrected that.
 25 MR. HENRY:

1 Well, it was on the sign.
 2 MR. CREEL:
 3 We had to correct it.
 4 CHAIRMAN WASHER:
 5 It's not on the application.
 6 MR. HENRY:
 7 Okay. That just threw me a little bit.
 8 I'm the designer. They commissioned me
 9 to help work this site and put the building
 10 together for their organization that helps the
 11 needy around here.
 12 I think we've done -- we have been
 13 through DRC. We've been before y'all, I think, a
 14 couple of months ago to get the rear -- the
 15 parking lot approved and driveway in the back of
 16 the property because this building right now has
 17 no parking, has two little spaces in the front, so
 18 we have accomplished that.
 19 The inside of the building -- it's an
 20 empty building right now. It's really sectioned
 21 in two parts with a block wall that goes all the
 22 way down the middle of it. The only part they're
 23 using, the western side of this building, which is
 24 the one with all the glass right there you will
 25 see.

1 close it when they leave. That way, we don't have
 2 anybody congregating and trying to camp out there
 3 waiting for the next morning when they -- whatever
 4 morning, when they open back up.
 5 We made the building pretty secure and
 6 safe. It meets all -- we met all the City's life
 7 safety situations and seating and things of that
 8 nature.
 9 We have created a parking lot, which is
 10 going to be a secured parking lot. We'll have a
 11 fence around it and a gate on it so that when
 12 staff is not there, no one else should be back
 13 there.
 14 And I will let Beth speak.
 15 MS. MOORE:
 16 Thank you. Good afternoon. My name is
 17 Beth Moore, Mr. Chairman, members of the
 18 Commission. I'm here to give you some information
 19 on Loaves and Fishes.
 20 We are in a neighborhood business
 21 district and that would include small restaurants,
 22 convenience stores, and we simply serve and feed
 23 the hungry. We are open three days a week serving
 24 breakfast and lunch and allowing in the people who
 25 come who are hungry to take a meal with them. We

1 The other side that's down the road,
 2 nobody knows. They can't do anything with it
 3 until we come back to y'all and do -- if they even
 4 choose to do anything with it. It's just going to
 5 continue to be empty.
 6 The design we came up with in giving
 7 them the amount of space they need for pantry use,
 8 for kitchen that they use for a serving area and
 9 seating area for people to come in and sit down
 10 and eat and go and a couple offices and then
 11 restrooms, of course, we have developed on the
 12 front of it just to keep this thing a little bit
 13 more compacted down a little bit. We're opening
 14 the front. It's just going to be a covered porch
 15 area because when they have people coming to eat
 16 or whatever, you know, if the weather is real bad
 17 and everything, they may be standing in line and
 18 you want to have them out -- you know, put them
 19 out in the weather.
 20 And we are going to -- where all that
 21 glass is there, we're taking all that glass out
 22 and we're putting a -- it's like 12-by-12 grid of
 23 tubular aluminum steel in there so that that front
 24 area can be closed off. There will be gates on
 25 it. They open when they want to serve and they

1 have other board members here who will speak to
 2 the specifics of that.
 3 Within the neighborhood business, we
 4 were given this building, donated by Mr. Fred
 5 Swan. We are very lucky to have that from him and
 6 are very appreciative. Right now the half of the
 7 building that we're not using, Mr. Swan may
 8 continue to keep his shower compartments there.
 9 We expect to be open hopefully before
 10 the end of the summer to serve the needs of Biloxi
 11 and the people who are hungry.
 12 Within the neighborhood business, I went
 13 and looked -- and I'm sure you all know this. Our
 14 partner that we work with, Back Bay Mission, is on
 15 Division Street and that's all also in a
 16 neighborhood business zoning. Additionally, the
 17 newly developed Center for Nonviolence, which is
 18 on Porter right there at Judge Sekul, is also in a
 19 neighborhood business district.
 20 So the conditional use seems to fit that
 21 we are here as a serving -- like a restaurant or a
 22 like a convenience store area for the people who
 23 come in and are hungry.
 24 We would ask for your support to allow
 25 us to get started and go to the next step.

1 CHAIRMAN WASHER:
 2 Okay. Thank you.
 3 Any questions, members of the
 4 Commission?
 5 MR. DELLENGER:
 6 How many people will you be able to
 7 serve, I guess, in a sitting at one time?
 8 MR. HENRY:
 9 48 is the maximum capacity we can have
 10 in there.
 11 MS. MOORE:
 12 And fortunately or unfortunately, they
 13 don't all show up at the same time. Some people
 14 arrive -- you know, moms that put kids in school,
 15 then they come. People are homeless and they
 16 come. And that's why we added the front area
 17 where there could be a little bit of waiting to
 18 keep them out of weather.
 19 CHAIRMAN WASHER:
 20 Mr. Delahousey.
 21 MR. DELAHOUSEY:
 22 Yes, sir. Is this replacing an existing
 23 facility that you have or is it in addition to?
 24 MS. MOORE:
 25 No. It would be our home. And there is

1 MR. CARRON:
 2 Okay.
 3 MR. HENRY:
 4 Three foot wouldn't do us much good.
 5 MR. CARRON:
 6 No.
 7 MS. MOORE:
 8 And there is a very nice area in the
 9 back. There will be plenty of room for both the
 10 fencing and the parking.
 11 MR. CARRON:
 12 Thank you.
 13 MS. MOORE:
 14 Thank you.
 15 CHAIRMAN WASHER:
 16 Any other questions, members of the
 17 Commission?
 18 Thank you. Ask if there is anyone in
 19 the audience that wants to speak in favor of the
 20 applicant's request?
 21 Father Barras.
 22 FATHER BARRAS:
 23 Thank you. I'm Greg Barras. I'm a
 24 priest at the Diocese of Biloxi and presently
 25 president of the board.

1 a long history of Loaves and Fishes being here in
 2 Biloxi in a building. Buck will speak to that,
 3 but I know that they were on Water Street. And we
 4 had a long-term lease for many, many years and
 5 lost that lease because they wanted to put a new
 6 tenant in.
 7 But we're right now temporarily in the
 8 parking lot at Back Bay using our food truck, but
 9 we do need to get inside because of the heat and
 10 then because of the rain and cold. Okay. Thank
 11 you.
 12 CHAIRMAN WASHER:
 13 Mr. Carron, did you have any questions?
 14 MR. CARRON:
 15 Yeah. Ms. Moore, I was just curious as
 16 to the type of fencing that you're going to put
 17 around that to kind of isolate it from the
 18 apartment complex?
 19 MR. HENRY:
 20 It will be a six-foot wood privacy
 21 fence.
 22 MR. CARRON:
 23 Three-foot?
 24 MR. HENRY:
 25 Six-foot.

1 Loaves and Fishes has been around since
 2 1983 and our whole purpose is to serve the City of
 3 Biloxi. There are always people in need, and our
 4 only purpose, you all, is to serve the hungry.
 5 That's our basic mission.
 6 We continue to work closely with
 7 Sergeant Shane Steele, who will help us with the
 8 security system that's connected directly with the
 9 police department, and so that will help the
 10 neighborhood hopefully feel comfortable and safe
 11 24/7.
 12 What we offer is purely charitable.
 13 It's at the abundance of people's care and love
 14 that we get the food. It's no charge to
 15 taxpayers. But the long term that we have been
 16 around, I think, is evidence that we take care of
 17 a part of the community that simply needs us.
 18 We also feed those -- sometimes people
 19 can't afford their rent or medical bills and food,
 20 so people who have homes also come and eat with us
 21 because they can't afford the food. So we're
 22 trying to keep the community healthy, and a
 23 healthy community takes care of their needy. So
 24 we're in there all the time to help with that.
 25 Again, thank you for hearing us. We

1 hope for your approval.

2 Mr. Delahousey, I want to say thank you
3 for the authority you gave me, but after 40 years
4 of ministry I have no authority.

5 MR. DELAHOUSEY:

6 The nuns do.

7 FATHER BARRAS:

8 Thank you.

9 CHAIRMAN WASHER:

10 Anyone else to speak in favor of the
11 applicant's request?

12 MS. WILSON:

13 Yes, I would like to, if I may.

14 Amy Wilson, 111 Seaside Drive, Ocean
15 Springs, Mississippi.

16 I'm here as a board member of Loaves and
17 Fishes, and I want to just take a moment to talk
18 about our volunteers and the community activity
19 that you will see at Loaves and Fishes when we
20 open our building.

21 I have had the opportunity to volunteer
22 at Loaves and Fishes over the years, and it has
23 been a very powerful experience helping the men,
24 women and children that come into our place and
25 have a good meal and head out feeling better about

1 themselves with a full belly.

2 Our volunteers come from the military,
3 from business, from churches and from schools. We
4 get many students, so we have a neat variety of
5 people that come and go through our building.
6 They -- we also actually have people who have
7 struggled with food insecurity in the past and
8 they come back to us to help us and to give back
9 to the community, so I think that's pretty neat.

10 On an average, we have about 10
11 volunteers that help us during the days. And when
12 you speak to the volunteers that come into our
13 building, inevitably they will say that they get a
14 lot more than they give when they come to Loaves
15 and Fishes, and that's a pretty powerful message.
16 When you ask them also what are their experiences,
17 they talk about how they feel both safe and
18 appreciated by the patrons that come into our
19 building.

20 Finally, when we speak about businesses
21 and they send people to help us, they also -- many
22 of the businesses, local businesses such as
23 Winn-Dixie, Crumbl, Tatonut, Gulf Coast Produce,
24 they also provide to Loaves and Fishes.

25 So we have been here a long time. I

1 think we have done a great thing, and I think our
2 new building will be a very exciting addition.

3 Thank you very much.

4 CHAIRMAN WASHER:

5 Thank you, ma'am.

6 Anyone else to speak in favor?

7 MS. LAGRONE:

8 Hello, everyone. My name is Nina
9 Lagrone. I'm the Executive Director for the
10 Loaves and Fishes.

11 I just want to touch a little bit kind
12 of on what Ms. Beth said. We are really excited
13 about our new building. Just kind of wanted to
14 let the community and everyone know that we will
15 have specific guidelines, expectations, rules,
16 consequences.

17 Also, if the community is interested or
18 has any questions, I'm here to answer any of that
19 stuff, so just wanted to let y'all know that.

20 CHAIRMAN WASHER:

21 Okay. Thank you.

22 Anyone else? Yes, sir.

23 MR. PENNINGTON:

24 Hi. I'm James Pennington, executive
25 director of Back Bay Mission where currently

1 Loaves and Fishes is serving in our parking lot
2 and periodically in our Micah Day Center.

3 And I just want to speak on behalf of
4 the organization. I think it's a really important
5 part of what we do to provide services for those
6 who are unsheltered or living in poverty. I would
7 say, for me, it's homeless prevention work. Much
8 of what we do at Back Bay is homeless prevention,
9 repairing homes, food pantry. And if you can get
10 a meal, a hot meal three days a week, breakfast
11 and lunch, it relieves your pocketbook so you can
12 pay your rent, your mortgage, your gas and
13 electric and light bill. So I think it's a very
14 important part of what we do.

15 And what we're finding is we actually
16 have a lot of our community service or social
17 service agencies kind of in that area. We also
18 have SOS Boat People, Center for Nonviolence,
19 Loaves and Fishes, ourselves, we have Coastal
20 Family Health, so all those are really important
21 services within a few blocks of each other. And
22 it's great partnership and Loaves and Fishes has
23 been very respectful of our property and our
24 space.

25 I just want to let you know that and

41

1 thank you for your consideration.
2 CHAIRMAN WASHER:
3 Thank you. Anyone else speaking in
4 favor?
5 No one speaking in favor? Yes, sir.
6 MR. O'GEA:
7 Hello. My name is Buck O'Gea.
8 I've been associated with the Loaves and
9 Fishes for some 40 years. It was established in
10 1983, and we have been bounced around from place
11 to place for 40 years. We're like the wandering
12 children. And we were -- our first home was
13 Nativity Parish and we were moved to Main Street.
14 And then to -- because of the hurricane, we were
15 moved to the Episcopalian community building and
16 we were fortunate enough to finally secure, we
17 hope, what is a permanent home. Fred Swan, thank
18 you, Fred.
19 We've been fostered over to Back Bay
20 Mission. They have been generous enough to give
21 us a spot there. We have paid our way for 40
22 years. We haven't depended on the City for
23 anything, and so we are very, very fortunate.
24 We are now over at Mercy Cross gym,
25 which is a staging area for groceries and

43

1 I currently work at the VA as a
2 pharmacist and just the fact that I can go
3 volunteer and then come back and see some of my
4 same veterans that I'm serving at work, it just
5 lets me know that there is a greater need than
6 just what we think of homelessness or of a certain
7 group. It affects all of our population, our
8 families, and I just think it's a really noble
9 cause.
10 So we really appreciate your
11 consideration, and thank you for your time.
12 CHAIRMAN WASHER:
13 Okay. Thank you, sir.
14 Anyone else speaking in support? No one
15 else in support.
16 Anyone speaking in opposition? Yes,
17 sir.
18 MR. MILLER:
19 Hello. I'm Marty Miller. I live at 357
20 Forest.
21 You know, I have to start off by saying
22 what Loaves and Fishes does is remarkable. We
23 have donated. We volunteered and will continue.
24 Their program is designed to feed the hungry, and
25 they're doing that job.

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1 equipment and that sort of thing. So we feel
2 very, very fortunate in securing that building and
3 we appreciate you hearing us, and we thank you
4 very much.
5 CHAIRMAN WASHER:
6 Thank you, sir.
7 MR. BELL:
8 Sorry, guys. I know we've had several
9 people already come up and speak, but my name is
10 Grant Bell.
11 I'm one of the board members of Loaves
12 and Fishes. I currently serve as our board
13 treasurer. And I have been involved with Loaves
14 and Fishes for the last eight years or so, and
15 it's just been an absolute pleasure to experience
16 the change that they have made in the community
17 and just kind of see the impact of the lives that
18 are changed as a result.
19 We don't just serve, you know, one
20 patient population, one ethnicity, one group,
21 religion. We serve anyone that's in need and
22 that's hungry. And I just think it's the most
23 beautiful experience that I have ever been able to
24 be a part of, so I'm just really proud to say
25 that.

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1 But who I'm representing are the
2 business owners that are in that area. And I know
3 some of you are business owners.
4 The City is working hard to try to
5 develop out itself in the way that we can get new
6 business in the door. Taxes are important. They
7 are important. They're what pay -- or makes
8 payrolls, gets our roads worked on. So the
9 question is today, do we want to drive out the 10,
10 12 businesses that are in there because of the
11 problems?
12 You know, let me point out -- like I
13 said, this is nothing against Loaves and Fishes,
14 but the first few speakers, one of the main things
15 they brought up is fencing, security, fencing,
16 security. Who's going to pay for the businesses
17 across the street and whatnot, their security now
18 that they're going to have to deal with it? It's
19 not that -- all the people that go there, but
20 there's just huge impact of homeless people that
21 are going to camp out in the area.
22 You know, part of this permit that they
23 have to go through, the process in here states,
24 you know, if it will bring down property values,
25 it's a problem. And it will bring property values

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1 down. Just about everybody that lives in there
 2 are long-time Biloxi citizens that have lived
 3 here, worked here, have their businesses in that
 4 area and work hard. And we're not finding a lot
 5 of the people in that area specifically that are
 6 needing this service, but there are a lot further
 7 east that does.

8 I wish in a better world that they had
 9 the proper building. I wish in a better world
 10 that I had all the money in the world. I'd build
 11 them the perfect situation wherever they wanted.

12 But what I think would be good, if they
 13 continued to have food trucks and go out in the
 14 communities where there are seniors that own homes
 15 in East Biloxi that cannot get to this location
 16 that's too far to walk. It's out of the way.

17 And I'm sorry. It's just not fair for
 18 the business people and it's not fair for all the
 19 people who have been there all their lives in
 20 their homes and have to deal with the homeless
 21 situation that the City is obviously having a hard
 22 time getting under control because they have to
 23 follow the laws. Thank you.

24 MR. DELAHOUSEY:
 25 I have a question.

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1 these situations and it's not getting better.
 2 This is not going to help that area. I shouldn't
 3 have to spend my days sweeping streets and
 4 cleaning up messes, and that is what is happening
 5 in there in the current situation. Thank you.

6 MR. BALL:
 7 Hello. My name is Chris Ball, and I own
 8 the 1135 Judge Sekul Road. I own north, south,
 9 east, west.

10 I purchased this property for
 11 9.25 million in October. All right? I reiterate
 12 what he says. I will give \$10,000 to Loaves and
 13 Fishes if it's not approved. I think what they're
 14 doing is great. This is not the spot. All right?

15 You go here, you go by Back Bay
 16 Mission -- you guys live here. I should have
 17 taken some pictures and brought them, but when a
 18 priest gets up here and tells you we're going to
 19 put a fence, we're going to have police here, you
 20 know it's a problem.

21 Is there any one of y'all that would
 22 want me or any other investors to buy the rental
 23 home north, south, east or west of you and put
 24 homeless people in it? If there is anybody that
 25 wants that, raise your hand.

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1 At the beginning, you mentioned problems
 2 associated with this. Can you elaborate?

3 MR. MILLER:
 4 Have you ever volunteered at Loaves and
 5 Fishes?
 6 MR. DELAHOUSEY:
 7 Pardon me?
 8 MR. MILLER:
 9 Have you ever volunteered at Loaves and
 10 Fishes?
 11 MR. DELAHOUSEY:
 12 No.
 13 MR. MILLER:
 14 I challenge you. And if you guys have
 15 not driven to that end of town and looked at the
 16 businesses that are starting to go in -- and
 17 property values are up -- Howard and Division are
 18 slowly moving that direction as far as booming.

19 Loaves and Fishes has a large amount of
 20 people that do come to eat, but they sit outside.
 21 They sit on people's properties. And what happens
 22 is the homeless situation -- they're going to
 23 limit their walk and we have a lot of open space
 24 there.
 25 Mr. Creel works very hard with some of

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1 Any questions?
 2 No questions?
 3 Does anybody see my point or my side? I
 4 spoke to George Lawrence. He is not for it. I
 5 spoke to April that works here at the city. She
 6 applied at my apartments. Spoke to her on 3/22
 7 for 10 minutes and she said, I'm not putting in my
 8 application anymore because I'm afraid this will
 9 get approved. Let that sink in. Your employee
 10 that you guys represent told me that when I called
 11 inquiring about this.

12 Any questions?
 13 Thank you.

14 CHAIRMAN WASHER:
 15 Yes, sir. On the front, you want to
 16 speak?
 17 MR. OBERT:
 18 I have a breathing issue. I'm not sick.
 19 My name is Webster Obert.
 20 I manage a mobile home park. I'm also a
 21 manager at AABC Property Management.
 22 I have over two acres, five parcels
 23 nearby. I'm not in favor.
 24 The last two burglaries I had, one in my
 25 own home, were probably homeless. They have

1 nothing else to do but walk by and make sure
2 you're not there. I mention this to the
3 responding police officers, that, you know, I
4 donate to the homeless concerns, they probably
5 know me, done multiple donations, and they have
6 told me, don't.

7 The cemetery north fence was put up to
8 prevent vandalism. There are about, I think,
9 three openings on the north sides of it that are
10 openings, no gates. The last group of homeless I
11 saw working through there, I kid you not, I can't
12 make this up, were carrying an ADT alarm system
13 sign with them with their laundry baskets and
14 such, pushing them.

15 Imagine homeless people sitting out in
16 front of your houses with laundry baskets, you
17 know, push carts that they stole from the
18 supermarkets piled up that you see on -- right now
19 on the Back Bay. I understand the fences were put
20 up again to reduce vandalism, and I believe it was
21 homeless.

22 Trespassing warnings don't seem to faze
23 the homeless. I have one person, Christopher
24 Smith, I have done four trespass warnings to.
25 Doesn't faze him.

1 I just think it would be very hazardous if they
2 moved in the neighborhood. Thank you.

3 CHAIRMAN WASHER:

4 Thank you, sir.

5 The gentleman in the back.

6 MR. LACAZE:

7 I'm Eugene Lacaze, 214 Porter Avenue.

8 I know it was earlier when Ms. Moore
9 spoke, but she had mentioned the Gulf Coast Center
10 for Nonviolence. I wouldn't compare that one to
11 the other two organizations. That's an
12 administrative building. I live directly across
13 from that building.

14 That being said, we already have a
15 little bit of vagrancy issue in the neighborhood.
16 A lot of it, the Shell is there. The Shell -- I
17 mean, I'm third generation on this block. It was
18 Mr. Gunterson's little gas station back in the
19 day. Over time, now it's this 24-hour thing, but
20 what can you do about it? But the route between
21 Back Bay Mission and the Shell already does bring
22 some foot traffic in. We have a lot of issues
23 with that already.

24 The residents, not just property owners,
25 but renters -- there is a lot of multifamily in

1 They commonly panhandle at the end of
2 the Judge Sekul by the gas station there with
3 their carts. They obstruct traffic with the
4 carts. My girlfriend has gotten scared a couple
5 of times because you have to stop at the stop
6 sign. Might be a car back. They'll come up to
7 the window. This is a residential area. Thank
8 you very much.

9 MR. BATTISTE:

10 Yes. Lester Battiste. I've been living
11 in Biloxi probably for the last 40 years. I have
12 a home there, probably about 500 foot, off of 229
13 Bailey Drive in Biloxi.

14 And I think it's a very good thing that
15 they are trying to do, and I'm asking that we not
16 let it happen because of the fact of my home has
17 been broke into probably a couple of times. And I
18 think that the gentleman spoke well about the
19 situation that it creates.

20 Like I said, it would be a good thing
21 for the homeless, but I'm asking that they try
22 another destination, on my behalf, I pray to God
23 because I have a home there on Bailey, like I
24 said, 500 foot from there.

25 And I know I don't speak that well, but

1 the area and renters as well -- deserve the right
2 to a safe and peaceful neighborhood.

3 Many of my neighbors couldn't be here
4 today. It's a working-class neighborhood. And
5 while you have more foot traffic throughout the
6 day, homes are vacant because are people are at
7 work. You -- and Biloxi PD is already
8 understaffed.

9 It's -- I also hear -- you know, several
10 of the small business owners in the neighborhood
11 couldn't be here today either. They have got to
12 have their business open. This affects them.
13 There is an elderly lady with a little shop across
14 from me, and I worry about her safety all the
15 time. Customers pull up to her shop and the
16 homeless are just sitting and chilling.

17 The problem is this is going to probably
18 increase and exacerbate the issue, driving the
19 foot traffic up Forest, up Porter even more and
20 multiple times a week.

21 And I would like to read Page 2. "As
22 part of any conditional use application, the
23 Planning Commission must determine the conditional
24 use as proposed will provide for the public
25 interest at this location, is compatible with the

1 neighborhood -- it is not -- avoids adverse
 2 impacts on neighborhood -- it does not avoid
 3 them -- maintain safe traffic flow, protects
 4 property values in the neighborhood."
 5 I'm not here just to protect my
 6 investment in my home. I'm here to try to protect
 7 the physical safety of my neighborhood.
 8 Thank you.
 9 CHAIRMAN WASHER:
 10 Thank you, sir.
 11 Yes, ma'am.
 12 MS. DESPORTE:
 13 My name is Becky Desporte.
 14 We've heard some beautiful stories here
 15 today. There is not one person in here that would
 16 not want to do the Lord's work and feed the
 17 hungry. I have worked in the places, the homeless
 18 shelters. I have worked in the Loaves and Fishes
 19 in Ocean Springs. I have a done a lot of
 20 volunteer work. I think what these people are
 21 doing is amazing. We need to feed the hungry.
 22 The Lord tells us to do that.
 23 But there is also another side here, and
 24 it's the people who live -- you have heard stories
 25 of what's going on. My husband and I are down

1 there trying to fix the shop up. And I will be
 2 honest with you -- they have walked in our shop.
 3 We keep our doors closed now while we work in
 4 there. We are almost through -- because they walk
 5 in on us from behind and ask us do we have any
 6 money. I know that there have been needles that I
 7 have found in the driveways, in our parking lots.
 8 I don't feel safe just working on the
 9 shop, I will be honest with you. We're having
 10 second thoughts about opening up this place
 11 because of the homeless situation. It isn't just
 12 us and our business. It's the homes all around us
 13 and all the people that come -- and we hear
 14 stories. We go walk our daily walks, and, you
 15 know, we feel like we need to carry protection
 16 because they come up to us. And it's kind of
 17 scary to me I guess because, you know, I see them
 18 with knives on the sides of their pants and stuff.
 19 And we hear stories of them going on
 20 people's porches and just sitting there and the
 21 homeowners are like, you need to get off my porch,
 22 and they're like, make me. I mean, who does that?
 23 There are lot and lots of homeless who are truly
 24 homeless, and then we have the ones that don't
 25 disrespect the homes and the communities and the

1 businesses that are opening up there.
 2 We have blocked off our property across
 3 the street several times and just this week, three
 4 times we have had them come by and literally rip
 5 it down because they want to walk through. We
 6 don't even care if they want to walk through to
 7 get back to the Back Bay. We don't care if they
 8 walk through, but why do they have to tear our
 9 barrier down where we're trying to keep cars from
 10 going up there so the land will pack down?
 11 There are these wonderful people doing
 12 these wonderful things, but there's also people
 13 who are afraid to live in their homes. And these
 14 are just the tip of the iceberg of the stories
 15 that go on where they sleep in people's backyards.
 16 We know -- we've seen film after film,
 17 video after video on our Old Neighborhood Biloxi
 18 of them stealing the lawnmowers, the work tools.
 19 They can't get in our yard because we have got a
 20 fence, but I'm sure we would experience that also.
 21 We experienced -- you know, they stole
 22 a -- you know, we know who did it, though, so
 23 we're not going to bring charges. But it was a
 24 homeless person who stole a saw while we're in the
 25 other part of it working through the back door and

1 that's why we lock it now.
 2 Please listen to the concerns of the
 3 community because they also hold solid evidence of
 4 what's going on and the disrespect that a lot of
 5 them have. And we're not saying -- goodness knows
 6 we're not saying we don't want to feed them.
 7 Loaves and Fishes is a wonderful place,
 8 like I said. There are other alternatives, other
 9 buildings, bigger buildings. You want to feed
 10 them three days a week? Do they not eat the other
 11 four? Have you ever asked yourself that? You
 12 know, you can't do partial.
 13 You have to -- I sit at night and I
 14 wonder if the homeless -- I tell my husband, you
 15 know, it's 23 degrees outside. Is there a place
 16 for them to sit? I know Windy Swetman, he'll have
 17 some cots. Thank goodness for him that he'll go
 18 in there and put up --
 19 But do you have something big enough to
 20 feed them seven days a week, put them in when
 21 they're hungry? If you're going to go the length,
 22 go the full load. Go the full road. Walk the
 23 whole walk. Don't just walk half the walk.
 24 CHAIRMAN WASHER:
 25 Ms. Desporte, your time is getting

1 short.

2 MS. DESPORTE:

3 Get a bigger place, a different street,

4 get it out of the neighborhood. Thank you so

5 much.

6 MS. MANNING:

7 Hello, my name is Shayla Manning, and

8 I'm speaking on the behalf of my father, Willie

9 Manning, who owns the barbershop that you seen on

10 the screen across the street from the building.

11 There is three barber shops on that

12 street, and I just think that this is not a good

13 idea. I don't have anything against Loaves and

14 Fishes. I have even volunteered a few times.

15 That's just not the area.

16 People -- like they said, it's a

17 residential area. People live there. In the

18 apartment complexes, the breezeways, the walkways

19 you're going to find homeless people sleeping

20 there all night. People are not going to be able

21 to come out their door without the homeless people

22 there. I mean, they're going to be laying on

23 people's property, all the business property.

24 I mean, the businesses in the area that

25 have the customers coming in, they're -- like she

1 than one food truck because -- I know they're

2 small. It's hard to, you know, fix up that amount

3 of food, but put the money into more than one food

4 truck. That's what I think. Thank you.

5 MR. CASO:

6 Good afternoon. Mark Caso. I'm a

7 resident directly across the street.

8 As a veteran, I have served my country

9 both in uniform and out of uniform. I recognize

10 the need. I support the services. I'm opposed to

11 the location. I have been a resident there for

12 three years.

13 The first year the traffic was pretty

14 bad. Tents on the east end of the street behind

15 the cemetery. There were two other locations

16 there were tents.

17 I don't want to reiterate what's already

18 been said, the garbage, the spare-changers. I

19 recognize the need. I think the service is

20 important. Some other place, please. Thank you.

21 CHAIRMAN WASHER:

22 Thank you, sir.

23 Anyone else speak to opposition?

24 MR. MILLER:

25 Can I bring up one thing real quick?

1 said, they're going to be asking for a few dollars

2 here and there.

3 And I don't mind donating. I just gave

4 money today on Division Street. I rode down

5 Division Street today from Main Street to

6 Caillavet Street. I counted seven homeless people

7 holding seven signs. Across the street from

8 Quality Seafood, there was two tents set up on

9 Division Street across from Quality Seafood. I

10 don't know how many people were in the tents, but

11 there were two tents set up there.

12 That foot traffic -- if you open that

13 Loaves and Fishes there, that foot traffic will

14 drive down to Judge Sekul. That's seven more

15 people, plus the people that they're feeding every

16 day bothering the customers that are coming in the

17 area, driving customers away from the businesses.

18 My father has been there over 30 years, and he

19 is -- this is his second barber shop in the area,

20 and I just don't agree.

21 I mean, I want you to open Loaves and

22 Fishes but somewhere else. The food truck idea is

23 great. She said, hand them the plate and let them

24 go. I think that's a great idea and I think that

25 they should stick to that, put money into more

1 CHAIRMAN WASHER:

2 Yes.

3 MR. MILLER:

4 You know, I kind of -- and I apologize

5 if I maybe misjudged, but I kind of get the

6 feeling that none of you live in that area. Judge

7 Sekul is unique. It is a little less desirable

8 than some other areas, but at the same time it's

9 growing.

10 You know, when I bought my property at

11 357 Forest Avenue, which is a good ways down the

12 road, almost at the Bay, I continued to buy some

13 other properties up and down there. And that --

14 10 years ago, I could buy for \$35 a square foot.

15 Right now, you can buy a two-bedroom on

16 Forest Avenue finished up nicely for \$210,000.

17 Does that tell you something? The area is

18 growing. People are interested in Biloxi. And we

19 have to decide today are we pro-business,

20 pro-neighborhood? You really -- please take that

21 into consideration when you move forward. Thank

22 you.

23 CHAIRMAN WASHER:

24 I do have a letter in opposition.

25 Signed by a number of folks and I'll read it in

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1 the record.

2 "To whom it may concern: We, the

3 property and business owners on Judge Sekul Avenue

4 and Tuxedo Street, are against the conditional use

5 approval of this application."

6 "We have had a history of problems with

7 the homeless for the past 20 years and since the

8 closure of Keesler Gate 2. Problems have

9 consisted of persons entering private property for

10 sleeping, urinating, defecating, leaving trash,

11 beer cans and bottles, liquor bottles, piles of

12 dirty clothes, shopping carts with their goods,

13 vandalism and even fires left unattended."

14 "With the new revitalization of Judge

15 Sekul Avenue, with Keesler Air Force Base

16 assistance, we have to plan on robust growth to

17 this area. Loaves and Fishes would not lead to

18 positive growth for this area."

19 "The following property and business

20 owners are against this application, Louis J.

21 Askin, Jr., Kevin Weaver, Wendy Powell, Alvin

22 Brantley, Darrell Taranto, Lynn Le."

23 I have a question, please, of Ms. Moore.

24 You stated that y'all would be serving three days

25 a week; is that correct?

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1 up, close up and then you leave?

2 MS. MOORE:

3 Yes, sir.

4 CHAIRMAN WASHER:

5 Until the next Tuesday, Wednesday and

6 Thursday.

7 MS. MOORE:

8 Yes.

9 CHAIRMAN WASHER:

10 All right.

11 MS. MOORE:

12 And the security questions that we have

13 brought up were questions that were presented to

14 us by the Planning Commission, but we're prepared

15 to, you know, make sure that the people who come

16 to Loaves and Fishes understand that there are

17 rules and there are communities that are around

18 them.

19 We have heard that -- the homeless

20 people have been in Biloxi since, I guess, casinos

21 came in, and we're not going to resolve the

22 homeless problem with one building. But we

23 certainly are here to provide a need for people

24 who are living in Biloxi, and that need is to give

25 them a hot meal. We can't do it in the food

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1 MS. MOORE:

2 Yes, sir.

3 CHAIRMAN WASHER:

4 Are those flexible, or are they firmly

5 set?

6 MS. MOORE:

7 They are set. It's an 8:00 a.m. and

8 11:00 a.m. lunch.

9 MR. DELAHOUSEY:

10 What days of the week; do you know?

11 MS. MOORE:

12 Monday -- Tuesday, Wednesday, Friday.

13 CHAIRMAN WASHER:

14 Tuesday, Wednesday, Friday. Now, you're

15 open to serve at 8:00. What time do you shut it

16 off?

17 MS. MOORE:

18 The breakfast service is for an hour.

19 It allows people to come in, eat and then leave.

20 CHAIRMAN WASHER:

21 So 8:00 to 9:00 and then 10:00 to 12:00?

22 MS. MOORE:

23 Yes, sir.

24 CHAIRMAN WASHER:

25 Then y'all go ahead and lock up, clean

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1 truck. We're only able to serve bits and pieces

2 and give them other things that you can't make in

3 a kitchen, so we need the kitchen. We need the

4 pantry and we need the inside dining area. Thank

5 you.

6 CHAIRMAN WASHER:

7 Nothing else your side wants to add

8 closing it?

9 MS. MOORE:

10 I know Marshall got here, but I believe

11 that's -- it's already been covered. Thank you.

12 MR. POULOS:

13 Ms. Moore, what type of agreement do

14 y'all have with Mercy Cross School District or

15 Schools or the Catholic Diocese with that

16 property?

17 MS. MOORE:

18 Mercy Cross and that property, they are

19 not able to allow anyone to rent or come on the

20 property. They do allow us to store our pantry

21 items at the old gym. But we have asked them in

22 our search for a home if we could make an

23 arrangement with them and they clearly are saying

24 no. I don't think they're able to, as far as

25 their insurance, have anybody on the property

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1 because of the conditions that they've got.
2 MR. POULOS:
3 That's the perfect location.
4 MS. MOORE:
5 Yeah. It just doesn't work.
6 CHAIRMAN WASHER:
7 If nothing else, then we'll consider
8 that hearing closed. Thank you.
9 Mr. Creel.
10 MR. CREEL:
11 Well, this is -- you've heard the
12 arguments from both sides. This is a case to
13 allow a social services agency as a conditional
14 use in NB zoning, which does allow this type of
15 agency there.
16 We have heard a number of comments about
17 the homeless, but you have to remember that this
18 agency doesn't only feed the homeless. It feeds a
19 lot of people who do have homes but just don't
20 have the means to feed themselves.
21 The biggest complaints we heard about
22 Loaves and Fishes when they were located in the
23 building there on the Water Street were the number
24 of people that waited around between meals. In
25 other words, they would go over there for

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1 discussion.
2 MR. DELAHOUSEY:
3 I move that we approve the application.
4 MR. BOGARD:
5 Second.
6 CHAIRMAN WASHER:
7 Motion by Mr. Delahousey recommended
8 approval; seconded by Mr. Bogard.
9 Again, any discussion?
10 As Jerry said, it's conditional use, so
11 we do have some power.
12 MR. DELAHOUSEY:
13 Yeah. Under the discussion, I just
14 would like to say, I understand all the people
15 that are talking about the existing problems, but
16 I fail to see a correlation between the existing
17 problems that you're having with a proposed
18 development that is going there.
19 And also, I understand, I realize that
20 we have a homeless problem in Biloxi. Every city
21 does. But rather than discriminate against
22 homeless people, it seems like this organization
23 is trying to do something to improve and help the
24 homeless. So I just feel strongly that there is a
25 need. If not here, then where, you know?

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1 breakfast and in between breakfast and lunch, they
2 would stick around and hang out until after lunch
3 and usually after lunch they would leave and go
4 some other place.
5 The question here is, do you feel that
6 this location is the appropriate location. What
7 gives us some comfort in this decision is that it
8 is conditional use. If it were use-by-right, then
9 once it opened, we would be very limited in what
10 we could do. But the fact that it is conditional
11 use means that if we do have problems there and if
12 we do see that it's affecting property values and
13 some other things, then we give them a certain
14 amount of time to correct the problem. If they
15 don't, it can be brought back to the Planning
16 Commission and the City Council to revoke that
17 conditional use permit.
18 So we're going to present that to the
19 Planning Commission. You have heard both sides.
20 The staff does have some comfort in knowing that
21 it's conditional use, but we will leave the
22 decision up to the Commission.
23 CHAIRMAN WASHER:
24 Thank you.
25 All right. We'll open the floor for any

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1 UNIDENTIFIED SPEAKER:
2 Your house.
3 UNIDENTIFIED SPEAKER:
4 Put it at your house.
5 MR. DELAHOUSEY:
6 Please let me finish.
7 So, you know, people talk about moving
8 homeless, trying to get them to go to other
9 cities. We're addressing a need that homeless
10 people have in our city right now, so I feel very
11 strongly that this should be approved.
12 CHAIRMAN WASHER:
13 Any other discussion, members of the
14 Commission? Dr. Drawdy?
15 DR. DRAWDY:
16 On conditional use, how long -- if there
17 were problems and we approved it and if there were
18 problems with this property, how long would we
19 have to sit and wait before we had to decide
20 whether we're going to let them stay there or not
21 stay there?
22 MR. CREEL:
23 Well, what we do with someone who is out
24 of compliance with the conditions -- there are
25 nine conditions that are in the code book -- is we

1 give them a reasonable amount of time. If it's
2 something very simple to correct, we give them a
3 very limited amount of time.

4 If it's something that typically will
5 take a little bit more time, usually, 30 days is
6 the maximum that we give them to correct the
7 problem. And if they don't, then we would bring
8 it to the Planning Commission to reconsider the
9 conditional use approval.

10 CHAIRMAN WASHER:

11 No more speeches. The case is closed.
12 Hearing is closed. We have got a motion and
13 second on the floor.

14 MR. CARRON:

15 I have got a question, though. I mean,
16 we talk about that we have the authority, but I'm
17 concerned about Loaves and Fishes. They don't
18 really have any control of what's going on outside
19 of their area. I mean, who is going to enforce
20 any problems that they are having in the area?

21 MR. CREEL:

22 Well, let me kind of answer that in this
23 way. Homeless is not just a problem here.
24 Homeless is a problem citywide. I mean, you can't
25 go to a convenience store, a restaurant without

1 homeless approaching you, so it's not just going
2 to be limited to this area.

3 But I do believe that the services that
4 they provide probably removes a lot of greater
5 problems that we could have from not just homeless
6 people, but hungry people, you know. Their
7 purpose -- when we asked Ms. Moore at DRC -- you
8 know, I had asked her about seeing some
9 construction trucks pull up into Loaves and Fishes
10 when it was on Water Street, and she said, well,
11 we don't just cater to the homeless. We feed the
12 hungry. That's our mission. If those people are
13 hungry, they're going to get a meal from the
14 agency. So I don't think homelessness is just
15 limited to this one area.

16 MS. MAGEE:

17 I have one, Mr. Creel.

18 CHAIRMAN WASHER:

19 Ms. Magee.

20 MS. MAGEE:

21 Under the conditional use, when you said
22 being revoked, does that come from different
23 complaints that we would get or police reports or
24 something like that?

25 MR. CREEL:

1 Well, we start off just like any other
2 code enforcement case. If we get a complaint that
3 people are hanging around there, that they're not
4 leaving after the agency closes, if the fence
5 comes down and people are walking in and out of
6 the fence, whatever, then we will go over there
7 and we'll put them on notice that it has to be
8 corrected. We will give them a reasonable -- a
9 specific amount of time to get it corrected. If
10 they don't, then we can bring it back to Planning
11 Commission.

12 MS. MAGEE:

13 Okay. I just wanted to make sure.

14 CHAIRMAN WASHER:

15 Any other comments, members of the
16 Commission?

17 (No response.)

18 CHAIRMAN WASHER:

19 All right. We have got a motion and
20 second on the floor recommending approval. We'd
21 ask that all those in favor of approval, raise
22 your hand, please. Ms. Magee, Mr. Bogard,
23 Mr. Carron, Mr. King, Mr. Snow, Mr. Delahousey;
24 myself, David Washer.

25 Any opposed? Mr. Stanovich,

1 Mr. Dellenger, Mr. Poulos, Dr. Drawdy.

2 Any abstentions?

3 (No abstentions.)

4 MS. LENA:

5 Seven to four.

6 CHAIRMAN WASHER:

7 Seven to four. Motion carries.

8 Moving along, our next case today is
9 TR-23-002, Mississippi Gulf Coast Community
10 College. It's a request to remove 25 protected
11 trees to authorize the construction of a roadway
12 to access Mississippi Gulf Coast Community
13 College. This case was advertised on --

14 MR. CREEL:

15 Advertised on site.

16 CHAIRMAN WASHER:

17 Had signs posted on site. Mr. Cipolla.

18 MR. CIPOLLA:

19 All right. This first location, I'm out
20 on Eula Street. These are the townhomes out on
21 Eula Street. This is down where it goes around
22 the corner, and I'll show you on Google Earth
23 where it goes back to where the old apartments
24 were. These are the new townhomes on both sides
25 of the street. This goes up through to the back

Caryle Lena

From: Jerry Creel
Sent: Thursday, April 6, 2023 1:59 PM
To: Caryle Lena
Subject: Fwd: [External] Loaves and Fishes Application Case #23-030-PC

Sent from my iPhone

Begin forwarded message:

From: Lou Askin <louman1947@gmail.com>
Date: April 6, 2023 at 1:32:03 PM CDT
To: Jerry Creel <jcreel@biloxi.ms.us>
Subject: [External] Loaves and Fishes Application Case #23-030-PC

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

To Whom It May Concern:

We, the property and business owners on Judge Sekul Avenue and Tuxedo Street, are AGAINST the "Conditional Use Approval" of this application.

We have had a history of problems with the Homeless for the past 20 years since the closure of Keesler Gate 2. Problems have consisted of persons entering private property for sleeping, urinating, defecating, leaving trash, beer cans and bottles, liquor bottles, piles of dirty clothes, shopping carts with their goods, vandalism and even fires left unattended.

With a new revitalization of Judge Sekul Avenue, with Keesler Air Force Base assistance, we have to plan on robust growth to this area. Loaves and Fishes would not lead to positive growth for this area.

The following property and business owners are AGAINST this application:

Louis J. Askin, Jr.
Kevin Weaver
Wendy Powell
Alvin Brantley
Darrell Taranto
Lynn Le